

## Project #18-1307, Winnie Houser Park Revitalization

Current Status: Application Submitted

### Project Details

**Primary Sponsor:** City of Sedro Woolley

**Primary Contact:** Nathan R Salseina  
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nsalseina@ci.sedro-woolley.wa.us

**Funding Program:** YAF - Large

**Project Type:** Development

### Project Description

The City of Sedro-Woolley is redeveloping and improving 9.5 acres of recreational property currently used for youth/adult soccer, and other field sports that was previously a potato crop field. 9.5 acres will be redeveloped with athletic fields and a portion of the property will be developed with support facilities which will include parking area, restroom, equipment storage area and picnic area and in phase one. This project proposal will expand and organize recreational property by relocating soccer fields and organized parking area. Irrigation will be installed to provide better field conditions and extended playing time. Permanent restroom facility will be installed to accommodate use of the public. The fields are a critical athletic recreation area for the Sedro-Woolley Community. The organization of field locations are random in it's current state, with redevelopment and irrigation these fields can be used effectively and efficiently for better use. The redevelopment of parking areas will allow for better and organized use of parking lot. This will allow for better parking for the athletic fields. This project has been identified as a priority in planning documents and reviewed by the local elected officials. The community and sports organizations have supported this project and is a key link to the athletic organization in the city.

### Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
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#### Program Outcomes

Youth Served	350
Youth Served by the development or renovation project	550

#### Sites Improved

Project acres renovated	9.50
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#### Completion Date

Projected date of completion	04/30/2021
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### Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
YAF - Large (FY2020)	\$319,900	70.00 %		Appropriation \ Cash	\$42,100
Sponsor Match	\$137,100	30.00 %	50%	Cash Donations	\$5,000
Total Project Funding	\$457,000	100.00 %		Force Acct - Equipment	\$25,000
				Force Acct - Labor	\$65,000

#### Project Cost Summary

##### DEVELOPMENT COSTS

		Project %	Admin/A&E %	Maximum for Selected Program
Development	\$425,000			\$350,000
A&E	\$32,000		7.53 %	\$85,000 (20%)
Subtotal	\$457,000	100.00 %		
Total Cost Estimate	\$457,000	100.00 %		

### Worksites and Properties

**City Areas:** Sedro-Woolley

**County:** Skagit

**Legislative Districts 2012:** 39

**Congressional Districts 2012:** 02

**YAF Regions:** Northwest

**Coordinates:** 48.49879345  
-122.26160453

### Worksite #1: Winnie Houser Park

**Coordinates from Mapped Point:**

**Latitude:** 48.49879345

**Longitude:** -122.26160453

**Coordinates from Worksite**

**Latitude:**

**Longitude:**

**Directions:**

**Workspace Description:** This is an existing roughed in farm field. We will be adding: Irrigation, restroom, parking lot with added ADA parking, site furnishings, landscaping, utilities.

**Site Access Directions:** Start out going north on Interstate 5 for approximately 125 miles Take the WA-20 Exit, exit 230 toward Burlington/Anacortes/Skagit Airport. At off-ramp turn right on to W. Rio Vista Ave/WA-20 for .24 miles Turn Left onto S. Burlington Blvd/WA-20 for .27 miles Turn right on to Avon Ave/WA-20 for 3.93 miles to Sedro-Woolley Turn Right on Rhodes Rd for .13 miles. Winnie Houser Park is on the Right.

**Worksite Address:**  
1400 Rhodes Road  
Sedro-Woolley, WA 98284

## Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
<b>Athletic Fields</b>		
<b>Soccer field development</b>		
Total cost for Soccer field development		\$115,000.00
Number of soccer fields	0 new, 6 renovated	
Number of soccer fields with lighting	0 new, 0 renovated	
Number of soccer fields by surface type - Natural	6	
Primary users of soccer fields	Adults, Youth	
Select the soccer field renovation elements	Add/replace irrigation/drainage, Add/Replace turf, Add/upgrade field amenities	
<b>Buildings and Structures</b>		
<b>Construct / install restroom</b>		
Total cost for Construct / install restroom		\$60,000.00
Number of restrooms	1 new, 0 renovated	
Select the restroom type	Restroom	
Provide the square feet of each restroom	300	
<b>General Site Improvements</b>		
<b>Develop circulation paths or access routes</b>		
Total cost for development of circulation paths or access routes		\$31,000.00
Enter length of circulation paths and routes by surface type - Asphalt	2615	
Minimum width of the circulation paths or access routes	8	
Lighting provided (yes/no)	No	
<b>Install signs/kiosk</b>		
Total cost for Install signs/kiosk		\$2,000.00
Number of kiosks	1 new, 0 renovated	
Number of interpretive signs/displays	1 new, 0 renovated	
Number of permanent entrance signs	0 new, 1 renovated	
Number of electronic signs	0 new, 0 renovated	
Project involves installation of informational signs (yes/no)	Yes	
<b>Install site furnishings</b>		
Total cost for Install site furnishings		\$50,000.00
Select the site furniture / amenities	Benches, Bike racks, Flag poles, Pet waste bag dispensers, Picnic tables, Recycling/Trash receptacles	
<b>Landscaping improvements</b>		
Total cost for Landscaping improvements		\$20,000.00
Acres of landscaped area	0.50	
Select the landscape features	Drainage, Groundcover, Irrigation, Trees/shrubs	
<b>Parking and Roads</b>		
<b>Parking development</b>		
Total cost for Parking development		\$90,000.00
Number of vehicle parking stalls	50 new, 103 renovated	
Number of vehicle with trailer parking stalls	0 new, 0 renovated	
Number of accessible parking stalls - Vehicle	5	
Select the parking surfaces	Asphalt	
Select the parking enhancements	Bio-swale, Curbs, Entry gate, Striping, Wheel stops	
<b>Site Preparation</b>		
<b>General site preparation</b>		
Total cost for General site preparation		\$5,000.00
Acres of site preparation	1.00	
Buildings / structures to be demolished	N/A	
Select the site preparation activities	General site prep activities, Other	
<b>Utilities</b>		
<b>Install power utilities</b>		
Total cost for Install power utilities		\$18,500.00
Select the power utilities	General service connection	
<b>Install sewage system</b>		

Total cost for Install sewage system		\$22,000.00
Select the sewer utilities	Drain field, Septic tank	
<b>Install stormwater system</b>		
Total cost for Install stormwater system		\$1,500.00
Select the stormwater utilities	Bio filtration swale	
<b>Cultural Resources</b>		
<b>Cultural resources</b>		
Total cost for Cultural resources		\$5,000.00
Acres surveyed for cultural resources	9.50	
<b>Permits</b>		
<b>Obtain permits</b>		
Total cost to Obtain permits		\$5,000.00
<b>Architectural &amp; Engineering</b>		
<b>Architectural &amp; Engineering (A&amp;E)</b>		
Total cost for Architectural & Engineering (A&E)		\$32,000.00

## Development Questions

- 1 of 6 **Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.**  
Local appropriations, Private land donation.
- 2 of 6 **Cultural Resources: Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.**  
No, Will be completed with successful grant award.
- 3 of 6 **Describe existing worksite site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.**  
Large natural grass field. Gravel parking lot and port-a-potties on location. Some existing fencing has been installed around private properties. The property was used for farming crops, Potatoes and corn.
- 4 of 6 **Cultural Resources: Describe any proposed ground disturbing activities that will take place as part of your project. This includes work conducted by hand or mechanized tools. Provide specific information including length, width, and depth of the ground disturbance. Ground disturbing work includes all restoration activities, geotech, fencing, demolition, etc. Avoid subjective phrases such as "ground disturbing activities will be minor".**  
This site is currently used for Soccer and other field sports. The location has a graveled parking lot, port-a-potties. The fields will be over seeded and irrigation lines will be installed. A pad will be poured in place for the CXT restroom unit. Septic lines will be installed from the restroom to the septic field. Tree wells will be dug in and around the parking lot to meet the requirements of the landscape ordinance. The parking lot will be re-graded and prepped for an asphalt parking lot. Run off Swales will be created to treat the run off from the pervious surfaces. Length and depth of irrigation lines:1225 length with a depth of 24 inches Septic line Depths 30 inches Length of fencing will be 1500 lf at 6 ft height, Parking lot Renovation will be 55,900 sq.ft. Field restoration will be over seeding and aerating.
- 5 of 6 **Give street address for this worksite if available.**  
1400 Rhodes Street, Sedro-Woolley, WA
- 6 of 6 **Cultural Resources: Are there any structures existing on the property (including tidegates, dikes, residential structures, bridges, rail grades, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each altered structure.**  
No, No permanent structures on this site.

## Property for Winnie Houser Park Worksite #1: Winnie Houser

**Activity:** Development

### Landowner

City of Sedro-Woolley  
325 Metcalf St  
Sedro-Woolley, WA 98284

**Landowner Type:** Local Government

### Control and Tenure

**Instrument Type:** Sponsor owned property (deed)

**Purchase Type:**

**Term Length:** Perpetuity

**Expiration Date:**

**Note:**

## Overall Project Questions

- 1 of 11 **Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:**  
No, N/A
- 2 of 11 **Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**  
The fields will be over-seeded and irrigation lines will be installed per irrigation plan (see attachment). Depth of irrigation will not exceed 36 inches. There will also be a pad pored for the CXT restroom unit along with sewer lines to the drain field. The parking lot will be graded and prepped to install asphalt. Tree wells will be dug to place trees in the area of the parking lot to meet the landscape requirements.

- 3 of 11** Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?  
No mitigation is required.
- 4 of 11** Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.  
No, N/A
- 5 of 11** Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?  
Yes, this project will renovate and expand the Winnie Houser Park site.
- 6 of 11** Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.  
The Park property is owned in whole by the City of Sedro-Woolley.
- 7 of 11** Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.  
Yes, Site Location: • Preservation of non-developed farmland soils (preservation of undeveloped land) • On-site soils suitable for play fields (reduces construction soil import) • Walkable from SW portion of City area (reduces driving trips) • Within ¼ mile walk from major bus line 300 (reduces driving trips) • Irrigation system: rain or moisture sensor to reduce water waste, frequent reviews of timer programming for maximum efficiency (reduces potable water use) • Lawn care – no bagging of grass clippings (recycle organic matter) • Low Impact Development strategies to treat, slow, and infiltrate parking lot runoff (water quality) • Native and drought tolerant plants used for vegetative screen planting, use of locally produced plant material, soil amendments, and other materials • No work within Skagit River riparian buffer to preserve water quality systems and habitat (water quality) • Use of best practices and soil management plan during construction to reduce air and water pollution (water and air quality) • Slow release fertilizer – minimum amounts used (reduces chemical fertilizer use) • Lime to correct pH – allows for less fertilizer use (reduces chemical fertilizer use)
- 8 of 11** When this project is completed, what are the projected economic benefits to the community or region? Consider factors such as employment, tourism, environmental improvements, property values, tax revenues, and benefits to human health and wellness. The economic benefits may be realized by government, private businesses, or the general public. Reference existing studies or data. (750 characters max)  
This site is located close to restaurants and main highway intersections which are easily accessible during soccer/lacrosse practices/games and tournaments. Sedro-Woolley is an economically depressed area and the generation of new and improved playing fields will increase shopping activity into the local economy. Utilizing past farm fields and improving them to public park recreational facilities will increase property values and decrease farm activity.
- 9 of 11** Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.  
This project will be administered by the following: Administration: City Staff Design: Paid Consultants Implementation: City Staff (in house), Contractors and volunteers. Other city staff from the Public Works Department will assist.
- 10 of 11** Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.  
No, N/A
- 11 of 11** Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.  
No, N/A

## Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (EO 05-05)				
Building Permit				
Shoreline Permit				
Other Required Permits				
<b>Permit Questions</b>				
1 of 1	Will this project require a federal permit? If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question. No			

## Project Attachments

Attachment Type	Title	Attach Date
Applicant Resolution/Authorizations	SFINbizhub18032816221.pdf.pdf	04/04/2018
Application Review Report	Application Review Report, 18-1307D(rtnd 06/29/18 14:03:33).pdf	06/29/2018
Control & Tenure Documentation	FULL RECONVEYANCE PROPERTY.pdf	07/03/2018
Control & Tenure Documentation	SFINbizhub18032109360.pdf.pdf	03/22/2018
Deed	SFINbizhub18032109350.pdf.pdf	03/22/2018
Evaluation: Written criteria responses	RCO-YAF NARATIVE FINAL.DOCX (1).DOCX.docx	07/16/2018
Map: Athletic Facility	TPG Houser 4-24-18 Phase 2.pdf.pdf	04/25/2018
Map: Boundary map – Draft	Winnie Houser Boundary.pdf.pdf	04/26/2018
Map: Regional Location	Winnie Houser Playfields.pdf.pdf	04/04/2018
Photo	IMG_1560.JPG.jpg	04/25/2018

Photo	IMG_1562.JPG.jpg	04/25/2018
Photo	IMG_1563.JPG.jpg	04/25/2018
Photo	Sedro_WH_aerial.jpg	04/25/2018
Project Application Report	Application Report, 18-1307D (submitted 04/27/18 10:02:41).pdf	04/27/2018
Project Support / Concern Documents	SFINbizhub18071609440.pdf.pdf	07/16/2018
Project Support / Concern Documents	SFINbizhub18042614090.pdf.pdf	04/26/2018
Site Plan: Development site plan	PLA Houser 7-11-18.pdf.pdf	07/12/2018
Site Plan: Development site plan	TPG Houser 2-27-18.pdf.pdf	04/25/2018
Visuals	Winnie Hauser Irrigation Plan.pdf.pdf	04/04/2018

## Application Status

**Application Due Date:** 05/01/2018

Status	Status Date	Name	Notes
Application Submitted	07/16/2018	Nathan R Salseina	Please work with your Grants Manager if you have any further questions. Thank you - Allison
Application Returned	06/29/2018	Allison Dellwo	
Application Submitted	04/27/2018	Nathan R Salseina	
Preapplication	02/26/2018		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Nathan R Salseina, 07/16/2018)